



Higher Withleigh



# Higher Withleigh

Withleigh, Tiverton, Devon EX16 8JJ

Tiverton 3.5 miles, M5 (Junction 27) 10 miles, Exeter 17 miles

An elegant Grade II listed farmhouse in a pleasant village location with paddock and outbuildings.

- 16th Century Farmhouse
- Spacious Accommodation
- Farmhouse Kitchen
- Two Reception Rooms
- Four Bedrooms
- Pasture Field
- Versatile Outbuilding
- 4 Acres
- Council Tax Band F
- Freehold

Guide Price £1,300,000

## SITUATION

The property is situated in the village of Withleigh, a short drive from Tiverton. This area of Devon is located a short distance from Exmoor to the north, with easy access to Dartmoor to the south. It is well known for its beautiful countryside and rural pursuits.

The local market town of Tiverton provides a range of shopping and recreational facilities with both public and state schooling, including Blundell's School which offers discounted fees to local students. There is easy access to the M5 motorway at Junction 27, where there is also Tiverton Parkway Station with mainline service to London Paddington. The city of Exeter is about 15 miles distant and has all the amenities and facilities associated with a major regional centre.

## DESCRIPTION

Higher Withleigh is a spacious period farmhouse which has been tastefully modernised to create a superb family home. The property sits in an elevated position on the edge of a small village providing it with excellent views across the surrounding countryside. The property is believed to date back to the 16th Century with later renovations likely to have taken place in the latter Georgian and early Victorian era's.



## ACCOMMODATION

The ground floor boasts exceptional reception space with two formal entertaining rooms. The drawing room is a light room with traditional dado panelling around the room and a feature fireplace with an Aga log burner set on a stone and slate hearth. The sitting room showcases an excellent plank and muntin screen as well as exposed beam work and another feature fireplace with a Victorian style log burner.

The L shaped kitchen enjoys slate flooring with underfloor heating as well as a range of fitted white farmhouse style wall and base units with a large oil fired Aga and space for appliances. This large area provides ample space for a farmhouse table and a seating area. To the rear of the property is a cloakroom, with a separate utility and boot room with access to the grounds. In addition, there is a store room featuring an original cobble stone floor and providing excellent cool storage space thanks to its northern situation, with a door leading into the garage.

On the first floor are four double bedrooms, the master bedroom is a bright, spacious room and offers potential for further expansion into the store situated above the garage, subject to the necessary consents. There is a shower and a bathroom both featuring a well proportioned shower, wash basin and WC, with the bathroom enjoying an excellent roll top modern bath. Stairs lead to the attic which also provides potential for further accommodation subject to the necessary consent.

## OUTSIDE

The approach to the property features a driveway with a turning circle and an integral garage situated to the side of the property.

The formal garden is to the West of the house, mainly laid to lawn with well stocked flower beds. A mature weeping willow rests at the top of two ponds which has created a feature bog garden with a variety of plants including gunnera and lilies.

Access to the side of the property leads to a versatile agricultural building, currently configured with wooden internal stabling, with a large covered storage area within the lean to. To the West of the property is a sloping pasture paddock as well as a small chicken pen to the rear of the house.

## SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

## VIEWINGS

Strictly by appointment through the agents please.

## DIRECTIONS

From Tiverton, take the B3137 signposted to Witheridge and continue straight for 2 miles, where upon reaching the village of Withleigh continue for half a mile and turn right signposted to the Parish Church. Continue for 100 yards where the property can be found on the left.

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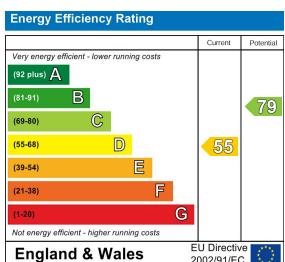
Approximate Area = 3693 sq ft / 343 sq m (includes garage & excludes store)

For identification only - Not to scale



Certified  
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Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022.  
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